



# AGENDA

## PLANNING COMMISSION ■ CITY OF HAYWARD

Council Chambers ■ 777 B Street, Hayward, California 94541-5007

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**MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:** Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

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THURSDAY, JUNE 24, 1999

### AGENDA

7:30 P.M.      COUNCIL CHAMBERS      REGULAR MEETING  
ROLL CALL  
SALUTE TO FLAG  
PUBLIC COMMENT – NON AGENDA ITEMS  
PUBLIC HEARING

1. Referral by the Planning Director: Use Permit Application No. 98-160-10 – Peter Jacobsohn (Applicant)/Dr. Sandeep Salwan (Owner) – Request to construct a three-story structure consisting of the following: approximately 2,300 square feet for recovery room space located on the street level, a 5,700 square-foot veterinary clinic/hospital on the second level, and a 2,400 square-foot residential unit on the third level; and a request to allow parking for this structure on residentially-zoned property. *The project location is 21888 Foothill Boulevard, in the Neighborhood Commercial (CN) and Medium-Density Residential (RM) Zoning Districts.*
2. General Plan Amendment 98-110-04, Zone Change 98-190-09, Variance 99-180-05, Tentative Map Tract 7063 and a Request to Vacate Excess Right-Of-Way Along Orchard Avenue – Greystone Homes (Applicant)/Serra LLC et. al. (Owners) - Request to change General Plan designation from Mixed Industrial to Limited Medium Density Residential; change zoning from Industrial (I) and Agricultural (A) Districts to Single Family Residential, 4,000 square foot minimum lot size (RSB4) District; a variance to reduce the front and rear yard setbacks, a request to subdivide 5 parcels totaling 11.62+ acres into 74 single-family residential parcels, a request for a variance for the lot depth for two lots having a minimum lot-depth between 57 to 63 feet where a minimum 80-foot-depth is required and a request to vacate excess right-of-way on Orchard Avenue adjacent to the Southern Pacific Railroad right-of-way. *The property is located along the east side and adjacent to the Southern Pacific Railroad right-of-way between Orchard Avenue and the P.G.&E. easement south of Berry Avenue.*
3. General Plan Amendment/Zone Change 99-110-01, Vesting Tentative Map Tract 7124, Vacation Of Excess Right-Of-Way And Site Plan Review/Use Permit 99-130-03 – Summerhill Huntwood Ltd. (Applicant), Summerhill Homes And Hayward Area Recreation & Park District (Owners) – Request to change General Plan designation from Open Space Parks & Recreation to Limited Medium Density Residential; change zoning from Industrial (I) to Single Family, 4,000 square foot minimum lot size, (RSB4); subdivide 5.9 acres into 17 single-family lots and a 3+ acre park; vacate excess right-of-way on Silverstar Court; and approval of house designs and conceptual park plan. *The site is located between Industrial Parkway and Olympic Avenue, east of Huntwood.*

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters

5. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- May 20, 1999

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on the subject of this notice, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. By Resolution the City Council has imposed the 90-day time deadline set forth in C.C.P. Section 1094.6 for filing of any lawsuit challenging final action on an item which is subject to C.C.P. Section 1094.5.



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Mary Hougey 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.